



# To Let

## 63,696 sq ft Self Contained Warehouse with Large Yard in Weston-super-Mare

- Flexible 6 months term available
- Highly prominent location on Winterstoke Rd
- Large secure rear yard
- High parking/yard capacity
- 2 Storey offices
- Concrete portal frame
- 360 circulation
- 200KVA 3 Phase Power

### Unit 1

Winterstoke Road, Weston-Super-Mare, BS24 9AT

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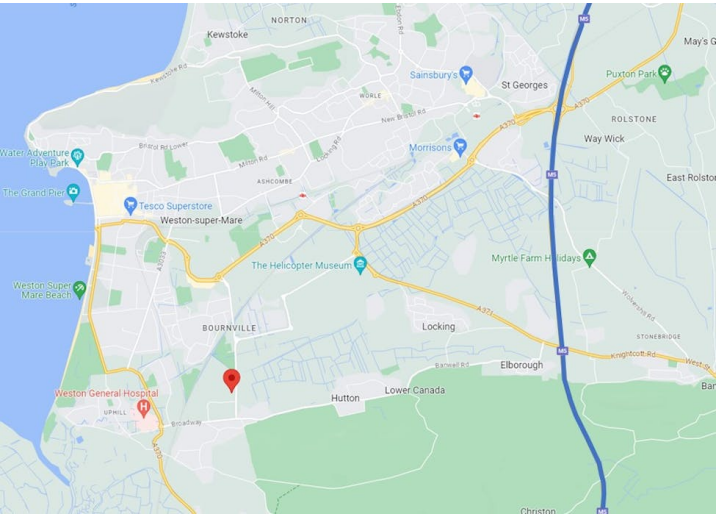
**63,696 sq ft**

5,917.55 sq m

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**Reference: #152467**





Summary

Available Size	63,696 sq ft / 5,917.55 sq m
EPC	D (80)

Description

The property comprises a 5 bay warehouse, constructed on a concrete portal frame with 4.5m eaves. The unit is fully open with ancillary workshop space and offices in the north east corner. There is a vehicle circulation route along the southern boundary of the site. Yard and parking layout as follows:

- Large secure rear yard 0.57 acres (West side)
- Further yard with c.22 parking spaces (East side)
- Additional parking with c.15 spaces (North side)

The warehouse has a concrete floor, blockwork walls and five roller shutter loading doors (4.25m W x 4.00m H), four to the western side with the large yard and one to the eastern side. The two storey ancillary office space includes a kitchenette and W/C facilities.

The property has gas, 3 phase power and mains water and drainage connections.

Opportunity to take a short-term 6 month lease.

Location

Located off the M5 motorway, businesses in Weston-super-Mare enjoy easy connectivity to the region and beyond. The property is approximately 4.1 miles away from the M5, junction 21, allowing for efficient logistics and transportation.

Weston-super-Mare has its own railway station, providing direct links to major cities such as Bristol, Cardiff, and London. The station is within close proximity to the town centre, making it convenient for commuters.

The MCT building is located in a prominent industrial area in the south of the town, neighbouring onto Weston Industrial Estate. The site benefits from a bus stop less than 100m away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	61,099	5,676.28	Available
Unit - Offices	2,597	241.27	Available
<b>Total</b>	<b>63,696</b>	<b>5,917.55</b>	

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